

**WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 NOVEMBER 2006
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.**

The regular meeting of the Historic Preservation Board was held Monday, November 13, 2006 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

Members Present:

Jim Guy
Elena Ingle
Lucio Arteaga (in at 3:07)
Kim Edgington
Roberta Johnson

George Platt

Members Absent:

Mim Hiesterman

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Planning Analyst, Historic Preservation Office
Amber Schrag, City Archaeologist
Doug Moshier, City Attorney
Dale Miller, Planning Manager
Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request by applicant to defer item(s) 8-4(HPC06-681), 8-6 (HPC06-683), 8-7 (HPC06-684).

Motion # 1 made by Edgington, 2nd by Ingle to approve deferral items 8-4(HPC06-681), 8-6 (HPC06-683), 8-7 (HPC06-684). Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	75,000.00
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	61,000.00

ITEM NO. 4 CORRESPONDENCE

State sites review is meeting Saturday to review six properties to be listed in the state national register.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 OCTOBER 2006 MEETING

Motion #2 made by Guy, 2nd by Johnson to approve minutes of October 9, 2006 as presented. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2006-00318) Environs, Johnson Drug Store
 APPLICANT: Law-Kingdon for Hunter Health Clinic
 FOR: 2302 E Central and 538 N Spruce

Applicant proposes to build new LEED certified medical clinic building and surface parking lot.

Dan Dokken, Vice President Law-Kingdon, applicant was present for comments.

Motion #3 made by Guy, 2nd by Ingle to find that the proposed project does not encroach damage or destroy the environs of the Johnson Drug Store Building. Motion carried unanimously (6-0).

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** – The hailstorm in April 2006 has significantly increased the number of re-roofing applications. For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2006-525 through 534; 537 thru 545; 547 thru 562; 564 thru 570; 574 thru 585; 587 thru 620; 623 thru 628; 630 thru 637; 640 thru 643; 645 thru 649; 651 thru 655; 657 and 658; 661 thru 680; 698 thru 700.

B. Signs

HPC2006-00536 324 N Emporia install metal post and panel sign 2 X 2
HPC2006-00546 1025 N Main, install 10 cast bronze aluminum letters for Park Elementary School
HPC2006-00571 358 N Main, sign face change on existing pole sign
HPC2006-00621 509 E Douglas, 2 X 4 aluminum sign with cutout letters American Family Insurance office
HPC2006-00638 121 N Mead, new 4 X 10 wall sign for Wichita Business Journal
HPC2006-00701 1437 N Rochester, new USD 259 18" X 18" plaques on North High School

C. Other

HPC2006-00535 1315 N Fairview, erect 2-car detached carport
HPC2006-00622 104 S Broadway, install additional e-panel antennas on roof

Motion #4 made by Arteaga, 2nd by Johnson to approve the Consent Agenda as presented. Motion carried unanimously (6-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MAJOR:** (HPC2006-00572) Warehouse and Jobbers Historic District
 APPLICANT: LED Signs
 FOR: 825 E 2nd Street

Applicant proposed to install 16" X 69" LED sign for Jim's Pump House Diner.

Wayne Dearmain and Gary Ogden, LED Sign Company were present for comments.

Motion #5 made by Johnson, 2nd by Arteaga to deny the proposed project signage in that it does damage, destroy and encroach upon the environs of the Old Town District. Motion carried unanimously (6-0).

Advisory Motion #6 made by Guy, 2nd by Ingle to have all historic district design review guidelines amended, with language to include requirements that there will be no further LED signs installed the historic districts. Motion carried unanimously (6-0).

2. **MAJOR:** (HPC2006-00586) Environs, International Harvester Bldg & Warehouse and
 Jobber NR Historic District
 APPLICANT: LED Signs
 FOR: 300 N Mead, Suite 107

Applicant proposes to install two 28" X 53" LED wall signs.

Motion #7 made by Johnson, 2nd by Ingle to deny application and find that the proposed signage does encroach damage or destroy the environs of the International Harvester Building and the Warehouse and Jobbers National Register Historic District. In addition, suggest that the design guidelines for the Theater Sub-district of the Old Town District be amended to exclude LED signs. Motion carried unanimously (5-1). Edgington opposed.

3. **MAJOR:** (HPC2006-00644) State Register Nomination
 APPLICANT: Waterman Properties LLC
 FOR: 802 E 3rd Street

Submission of Keep Klean Building for listing in Register of Historic Kansas Places.

Motion #8 made by Johnson, 2nd by Guy to support the nomination of the Keep Klean Building to the National Register of Historic Places. Motion carried unanimously (6-0).

4. **MAJOR:** (HPC2006-00681) Park Place/Fairview Historic District
 APPLICANT: Anthony Gasswint

FOR: 1746 N Park Place

Applicant proposes to demolish garage, which is a contributing structure in the Park Place/Fairview Historic District and replace with new structure.

Deferred. Motion # 1

On the subject of the County's application for demolition of buildings within the county arena project, City Attorney Doug Moshier advised the Historic Preservation Board that the ordinance does allow for the applicant to be someone other than the property owner. The Historic Preservation Board is being asked to make a finding on the historic significance of the property in question, not granting a demolition permit.

Deferral of all properties within the environs of the East Douglas Avenue Historic District, with the concurrence by Sedgwick County, who submitted applications for the demolition of the following properties (HPC2006-00682, HPC2006-00685, HPC2006-00686, HPC2006-00687, HPC2006-00688, HPC2006-00689, HPC2006-00690, HPC2006-00691, HPC2006-00692, HPC2006-00693, HPC2006-00694, HPC2006-00695, HPC2006-00696, HPC2006-00697, HPC2006-00702) requesting city staff to notify property owners of said properties that on December 11, 2006 the Historic Preservation Board would then conduct it's review under the city ordinance to deny or grant the Certificate of Appropriateness for listed properties individually, not as a group.

Motion #9 made by Johnson, 2nd by Arteaga to defer said issues for 30 days allowing the City to give appropriate notice by regular mail to all owners, and take this issue up at the next meeting December 11, 2006. Motion carried unanimously (6-0).

5. **MAJOR:** (HPC2006-00682) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 302-306 S Emporia **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

6. **MAJOR:** (HPC2006-00683) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 206 S Emporia **individually eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion #1

7. **MAJOR:** (HPC2006-00684) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 200 S Emporia **individually eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion #1

8. **MAJOR:** (HPC2006-00685) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 219 S St. Francis **multiple property eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

9. **MAJOR:** (HPC2006-00686) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 223 S St. Francis **multiple property eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

10. **MAJOR:** (HPC2006-00687) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 233 S St. Francis **multiple property eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

11. **MAJOR:** (HPC2006-00688) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 301 S St. Francis **multiple property eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

12. **MAJOR:** (HPC2006-00689) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 305 S St. Francis **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

13. **MAJOR:** (HPC2006-00690) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 315 S St. Francis **multiple property eligible**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

14. **MAJOR:** (HPC2006-00691) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 317 S St. Francis **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

15. **MAJOR:** (HPC2006-00692) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 337 S St. Francis **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

16. **MAJOR:** (HPC2006-00693) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 600 E Waterman **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

17. **MAJOR:** (HPC2006-00694) Environs, East Douglas Avenue Historic District
APPLICANT: Sedgwick County
FOR: 310 S. Commerce **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

18. **MAJOR:** (HPC2006-00695) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 320 S. Commerce **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

19. **MAJOR:** (HPC2006-00696) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 330 S. Commerce **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

20. **MAJOR:** (HPC2006-00697) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 622 E. Waterman **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

21. **MAJOR:** (HPC2006-00702) Environs, East Douglas Avenue Historic District
 APPLICANT: Sedgwick County
 FOR: 326 S. Commerce **NOT ELIGIBLE**

Applicant proposes to demolish structure for arena project.

Deferred. Motion # 9

Request to add to next agenda the issue of recommending that the ordinance be reviewed and modified to include when an applicant other than the owner makes a application, HPB staff also provide notice by regular mail to the owner. Law Department to prepare draft language.

ITEM NO. 9 MISCELLANEOUS MATTERS

1. State Sites Review Board Meeting, November 18

Staff will be attending the meeting in Topeka.

ITEM NO. 10 ADJOURNMENT

Motion #10 was made by Arteaga, 2nd by Guy to adjourn at 5:00 p.m.